



**PLANNING COMMISSION  
WORK SESSION AGENDA**  
Heritage Conference Room  
February 2, 2017  
(Immediately following regular meeting)

- 1) **Call to Order** – Chairman Theresa Stein
- 2) **Chairman’s Comments**
- 3) **Discussion of Draft Documents for Comprehensive Plan**
- 4) **Adjournment**

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**USE OF ELECTRONIC DEVICES DURING MEETINGS** For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

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**STAFF REPORT**  
**WORK SESSION ITEM**

Item # 3

**SUBJECT:** Discussion of Draft Documents for Comprehensive Plan

**DATE OF MEETING:** February 2, 2017

**STAFF CONTACT:** Daniel Galindo, AICP – Senior Planner

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**SUMMARY:**

At the January 19<sup>th</sup> Planning Commission work session, the Commission reviewed a concept draft of a planning framework map displaying the concepts proposed for the comprehensive plan's map and a draft outline for the plan. Staff and the consultant team subsequently discussed the Commission's comments on the map, and Staff has created a large scale version of a slightly revised "Draft #1" planning framework map (Attachment 1). Draft #1 will be used for a discussion of the boundaries of the various areas indicated on the map at the Planning Commission's February 2<sup>nd</sup> work session.

**BACKGROUND:**

As discussed at the January 19<sup>th</sup> Planning Commission work session, the draft planning framework map is initially divided into two main categories: Managed Change Areas and Preservation Areas. On Draft #1, there are six Managed Change Areas shown on the map that are currently indicated by the use of bright colors: Downtown – North, Downtown – South, East End, East Main Corridor, Hirst Corridor, and West End. There are also four types of Preservation Areas on Draft #1 which cover the majority of the Town: Residential, Commerce, Civic/Institutional, and Parks & Protected Space. Draft #1 has been printed at a large scale for the Planning Commission so that Commissioners can review the boundaries of these areas at the parcel level. During the February 2<sup>nd</sup> work session, the Commission will discuss the appropriate locations for these boundaries as well as the questions listed in the ISSUES section below.

For reference, Staff has also provided a copy of the Planned Land Use Map from the current comprehensive plan that indicates the seven amendments made to the map since 2006 (Attachment 2). Unfortunately, it does not appear that the Town has the GIS files used to

create the original Planned Land Use Map, so it is not possible to update the actual map without spending numerous hours recreating the entire map from scratch in GIS. Therefore, the amendments are indicated on the provided map via handwritten numerical labels. The seven amendments amended the map in the following ways (note that the numbers below correspond with the labels on the map):

1. CPA08-01 amended the planned land use for the properties at 151 S. 20th and 140 S. Nursery from Historic Office/Residential to Downtown Commercial.
2. CPA08-02 amended the planned land use for the property at 200 N. Maple Avenue from Institutional/Government to Mixed Use Commercial.
3. CPA08-04 amended the planned land use map to show the entire parcel at 37994 W. Colonial Highway (which was previously only partially within the Corporate Limits) as designated for Mixed Use Commercial.
4. CPA11-01 designated the planned land use for the property at 38038 Colonial Highway as Mixed Use Commercial.
5. CPA13-01 designated the planned land use for a portion of the property at 1 Patrick Henry Circle and the entirety of an unaddressed parcel located southeast of Covenant Court (both previously outside the Corporate Limits) as Institutional/Government.
6. CPA14-01 designated the planned land use for the property at 37883 Colonial Highway as Agricultural/Tourist Commercial.
7. CPA15-02 amended the planned land use for the property at 781 S. 20th Street from Institutional/Government to Residential – 2 Dwelling Units Per Acre.

### **ISSUES:**

1. The Planning Commission will note that the names of a few Managed Change Areas have changed since the concept draft. “Downtown” has changed to “Downtown – South.” “East Main Street” has changed to “East Main Corridor,” and “Hirst Road” has changed to “Hirst Corridor.” Do these names seem more appropriate?
2. The Planning Commission will also note that the name of a Preservation Area has changed from “Open Space” to “Parks & Protected Space” since the concept draft. Does this name seem more appropriate?
3. Should the Hirst Corridor include the three commercially developed parcels southeast of the intersection of Hatcher Avenue and Hirst Road? Should it include any other areas?
4. Compare the current Planned Land Use Map with Draft #1 and note that the northern portion of the Ball Property is currently planned for Mixed Use Commercial land uses (although it is zoned R-2, Single-Family Residential). The Ball Property is the large parcel to the west of 32<sup>nd</sup> Street just south of a row of three commercially zoned



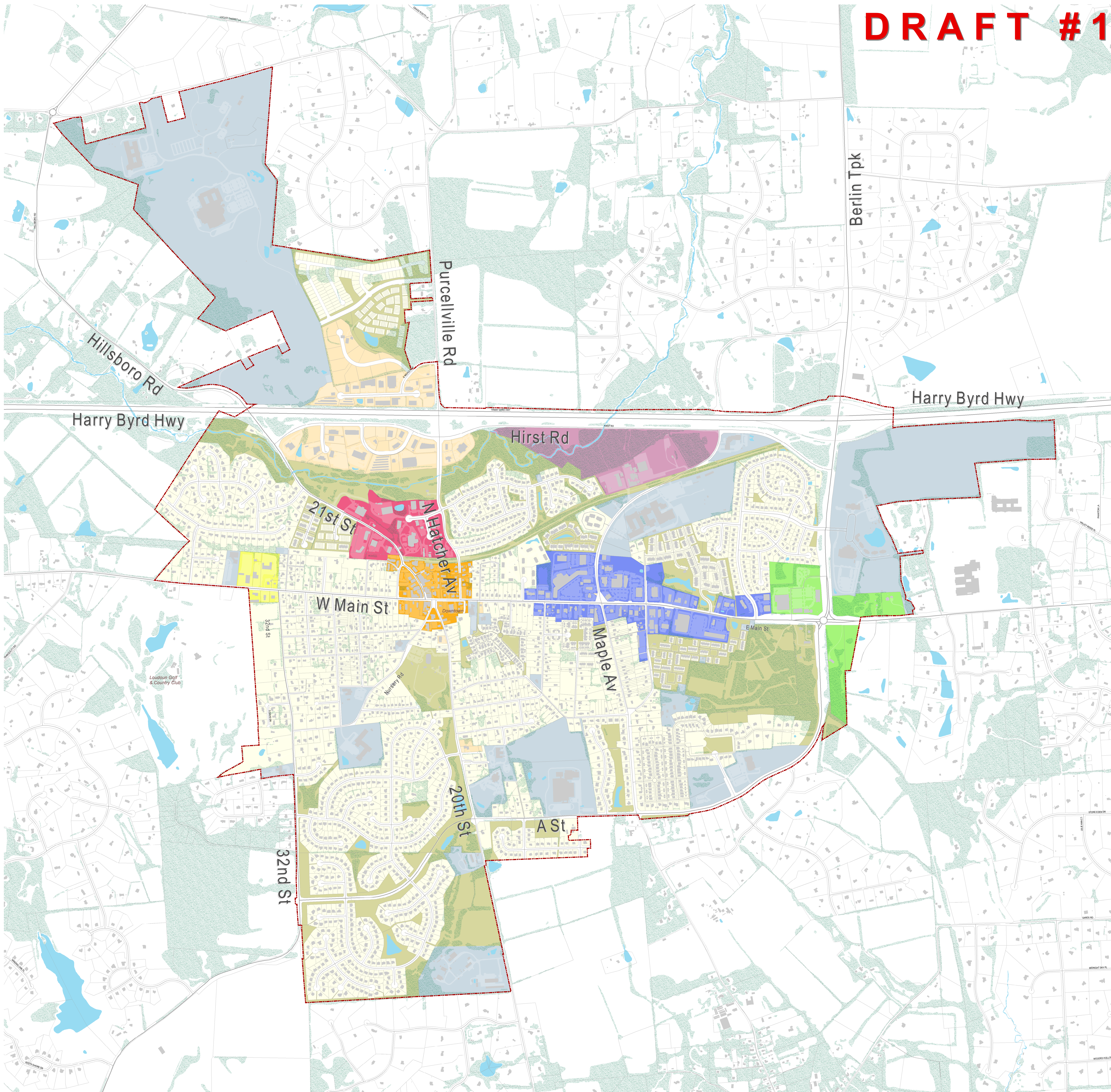
properties fronting West Main Street. Should this area be included in the West End? The three parcels along West Main Street are not particularly deep, so indicating that commercial uses are desired for this portion of the Ball Property could increase the likelihood of future redevelopment in the southern portion of the West End.

5. Should the properties containing apartment buildings at the north end of North 16<sup>th</sup> Street be included in the East Main Corridor? While the apartments on the three eastern properties were constructed around 2001, the apartments on the western property were constructed circa 1986. As large parcels close to East Main Street, these could be prime sites for redevelopment during the life of the updated plan.
6. Nearly all of the parcels along Main Street that are currently zoned for commercial activity have been included in a Managed Change Area. To be clear, that does not mean the plan will indicate a desire to change every parcel in such an area. The associated narratives and small area maps will provide more information regarding the Town's desires which may include clear preferences for the preservation of certain properties/buildings/features. Given this, do the current boundaries seem appropriate? Are there any areas along Main Street where the "Commerce" Preservation Area designation might be more appropriate? How should the boundaries of these areas be changed (if at all)?
7. The Town is currently processing an application to amend the comprehensive plan (CPA16-01) for the undeveloped properties at the center of Village Case which are approved for commercial uses and the undeveloped church site on the south side of Village Case. CPA16-01 has requested that both areas be designated for residential uses, but it is currently unclear if CPA16-01 will be fully processed prior to any action on the new comprehensive plan. Given the potential for awkwardly overlapping schedules for each item, how would the Commission like to designate these areas? As Preservation Areas of Commerce and Civic/Institutional, respectively? As Preservation Areas of Residential? Something else?
8. The concept of the Historic Office/Residential designation shown on the Planned Land Use Map does not cleanly fit into either of the proposed Managed Change or Preservation categories, but Staff feels that it is closer to Preservation. If this concept is retained in the new plan, Staff believes that it would be best captured as part of the narrative discussing the Residential Preservation Area designation. This would allow the planning framework map to avoid including a number of residential homes in a Managed Change Area. Does the Commission agree that this is the best course of action?
9. What else would the Planning Commission like to discuss about Draft #1?

**ATTACHMENTS:**

1. Planning Framework Map "Draft #1"
2. Current Planned Land Use Map indicating the seven amendments made to the map since 2006





## PLANNING FRAMEWORK MAP

### Managed Change Areas

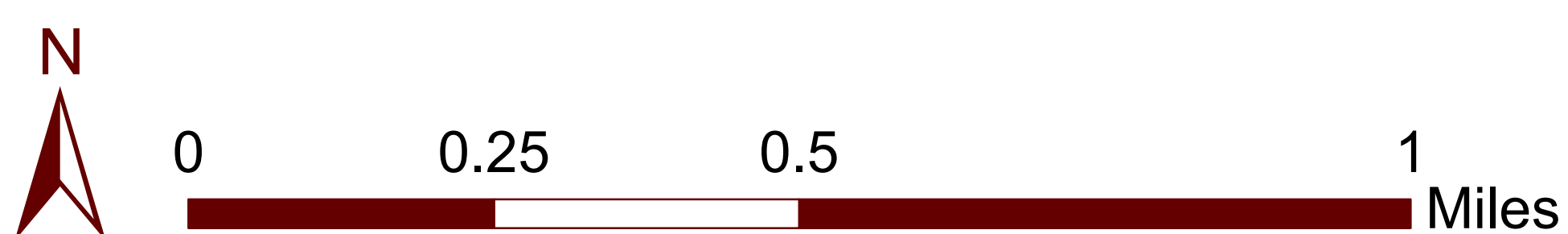
- Downtown - North
- Downtown - South
- East End
- East Main Corridor
- Hirst Corridor
- West End

### Preservation Areas

- Residential
- Commerce
- Civic/Institutional
- Parks & Protected Space
- Town Boundary

**This map was created by McBride Dale Clarion and the Town of Purcellville to demonstrate the map concepts being considered for use in the updated comprehensive plan and as a basis for discussion of the boundaires of the various areas shown.**

**THIS IS A WORKING DOCUMENT AND DOES NOT REPRESENT POLICY DECISIONS MADE BY THE TOWN.**





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